

B-435605 pdg Charles E. Van Nada

THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND MAY ONLY BE DONE BY A LAWYER.

Tax Key No.: 4-9-48, Unit 17

Mail tax bills to: 967727

WARRANTY DEED

This indenture witnesseth that James A. Singleton and Carol A. Singleton, husband and wife,

of Lake County in the State of Indiana

Convey and warrant to Ronald J. Duncan, P.O. Box 343, Lowell, IN

of Lake County in the State of Indiana

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

The West 98 feet of the East 278 feet of the following described real estate: Part of the Southwest Quarter of the Southwest Quarter of Section 24, Township 33 North, Range 9 West of the Second Principal Meridian, described as follows: Commencing at a point on the North line of said Southwest Quarter of the Southwest Quarter which is 12½ rods West of the Northeast corner thereof; thence West 32 rods; thence South 25 rods; thence East 32 rods; thence North 25 rods to the place of beginning, in the Town of Lowell, Lake County, Indiana.

SUBJECT TO:

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises; Easements or claims of easements, not shown by the public records; Taxes or special assessments which are not shown as existing liens by the public records; Taxes for 1987 payable in 1988 (Key No. 4-9-48); Rights of way for drainage tiles, ditches, feeders and laterals, if any; Rights of way for any roads, highways, streets or alleys; Rights of the public and the government agencies having jurisdiction over roads in and to that part of the land lying within Harrison Street.

This conveyance is given in compliance with the terms of a Real Estate Contract dated the _____ 1986, between Grantors and Grantee herein for the sale and purchase of the above-described real estate and other real estate.

State of Indiana, Lake County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 20th day of FEBRUARY, 1988 personally appeared: James A. Singleton and Carol A. Singleton, husband and wife,

Dated this 20th Day of FEBRUARY 1988

James A. Singleton
Carol A. Singleton

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires January 6, 1989

Charles E. Van Nada Notary Public

Resident of Lake County.

DULY ENTERED FOR TAXATION

MAR 7 1988
Auditor N. Anton
AUDITOR LAKE COUNTY

This instrument prepared by Charles E. Van Nada Attorney at Law 313 E. Commercial Ave., Lowell, IN 46356

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